



Call to Order

The Thursday, February 6, 2025 meeting of the Long-Range Planning Advisory Committee was called to order at 4:35pm by Tom Ancona.

The meeting was held virtually via Zoom Webinar. Committee members in attendance: Tom Ancona, Sara Boudreau, Christine McCollum, Heather Sustersic, Town Councilor Bryce Hach. Staff attending: Adam Causey, Long-Range Planning Director

Item 1 - Public Comment

No public comment was received.

Item 2 - Approval of Previous Meeting Minutes

Motion by Tom Ancona to adopt the November 4, 2024 LPAC meeting minutes as presented, second by Heather Sustersic. Motion passes 5-0.

Item 3 - Comprehensive Plan & Town Council Work Plan updates

Adam Causey updated LPAC on the Comprehensive Plan Update process, noting that the public hearing will be held at Town Council on February 10, 2025 and Town Council would consider the Plan for readoption at their meeting on February 24, 2025 after an unforeseen delay with the Portland Press Herald.

Item 4 - Housing & growth discussion

Adam Causey shared the memo written by Community Development Director Ethan Croce on the Growth Cap update. The Growth Cap must be reviewed every three years and Council will do so this month. After review, Council could amend the Growth Cap, and Mr. Causey noted that some of the items in the Comprehensive Plan were to align the Growth Cap with the desired growth along the Route 1 and Route 100 corridors.

Tom Ancona agreed that the designated growth area reduction in the Comprehensive Plan would drive changes in the growth cap and zoning districts to direct more growth to those corridors and less growth into the Farm & Forest district and existing neighborhoods.

Councilor Bryce Hach added that zoning changes like changing lot sizes or increasing open space requirements in the areas where less growth is wanted could also be considered by Town Council at a later date. Councilor Hach added that there was further work to do in fleshing out the affordable/workforce housing definitions and requirements in the zoning code, in order to incentivize that type of housing, and is open to discussions on how Town Council can help diversify the housing stock.

Sara Boudreau stated that for the Farm & Forest and Highland Lake areas, there should be some analysis of environmental impacts and an assessment of open space requirements, noting that inadequate open space planning has ecological impacts beyond aesthetics.

Heather Sustersic agreed that the Town direct new development to the existing developed areas, which was a focus of the Comprehensive Plan Update.

Item 5 - Next Meeting Date

No next meeting date was decided.

Adjourn

Motion to adjourn by Sara Boudreau, second by Heather Sustersic. Motion passes 5-0. The meeting adjourned at 5:45pm.